

RICHMOND AMERICAN HOMES LOT 27

PLOT PLAN

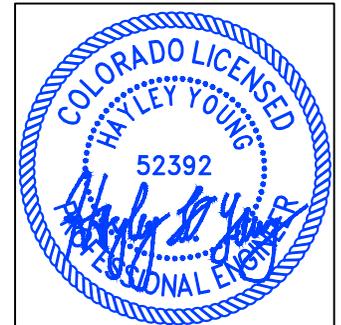
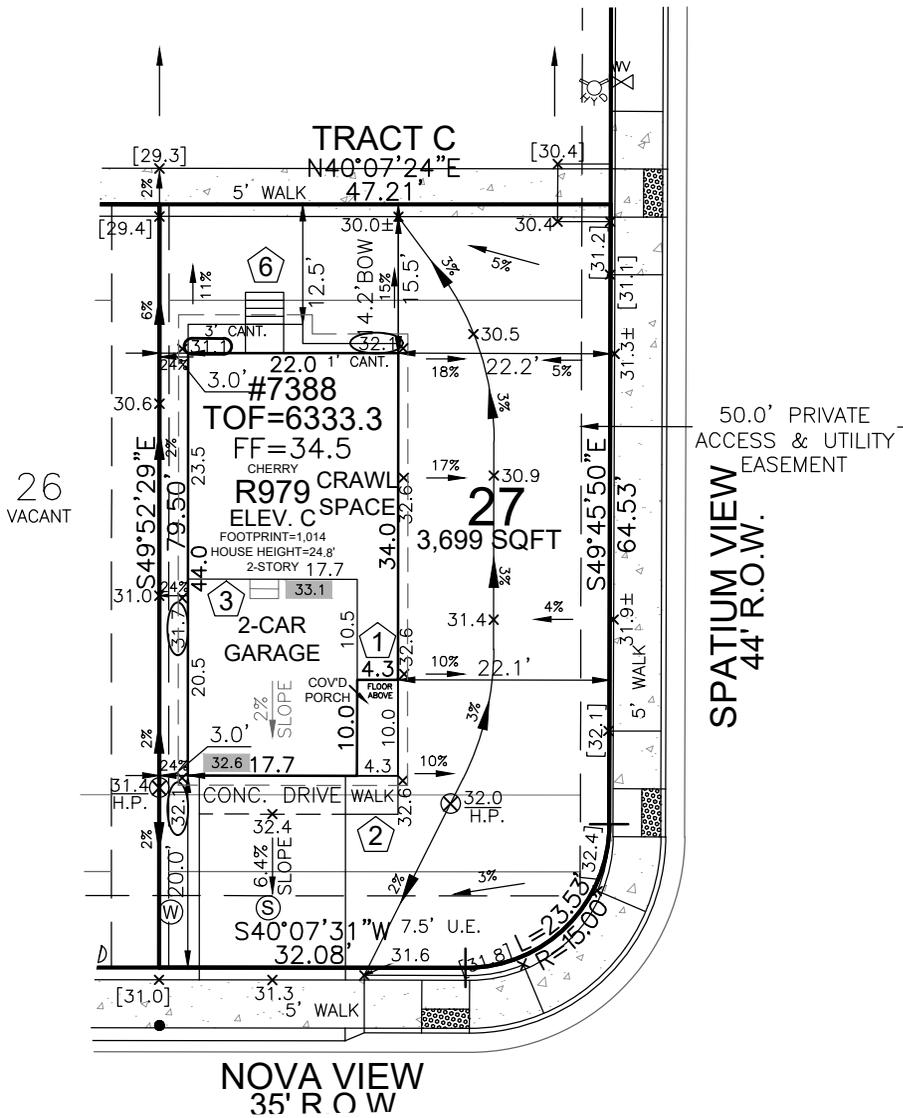
LOT INVENTORY NOT AVAILABLE AT TIME OF PLOT PLAN DESIGN; GRADES SHOWN AT CORNERS ARE FROM THE GRADING PLAN AND SUBJECT TO CHANGE AFTER FIELD VERIFICATION.

REVISIONS:	
01.03.25	- ADDED PARCEL NUMBER - DV
02.07.25	- CHANGED TO FROM R980 TO R979 PER 02.05.25 EMAIL - DV
03.06.25	- REMOVED COV'D PATIO PER EMAIL - DV

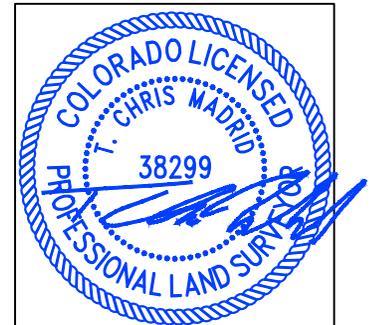
SCHEDULE NUMBER 5408403028

SFD25141

APPROVED
Plan Review
 03/14/2025 8:22:44 AM
 dsdyounger
 EPC Planning & Community
 Development Department



HAYLEY YOUNG, P.E.
 DATE: 03.06.25
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
 DATE: 03.06.25
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

See IRC Section R302 for Exterior Walls having a fire separation distance less than 5'-0".
CONSTRUCTION REVIEW REQUIRED

Released for Permit
 03/07/2025 9:41:39 AM

 Becky A
ENUMERATION

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 33.3
- GARAGE SLAB = 32.6
- GRADE BEAM = 12" (33.3 - 32.6 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION

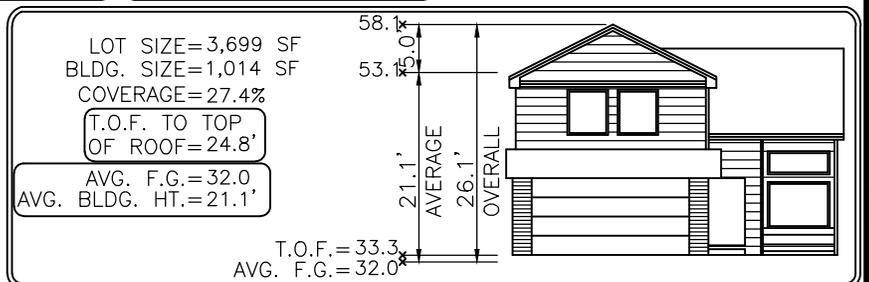
LEGEND

LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

AVG F.G. CALC.	FRONT SETBACK DRIVE COVERAGE
32.1	FRONT SETBACK= 934 SF
31.1	DRIVE COVERAGE IN
32.1	FRONT SETBACK= 326 SF
+32.6	COVERAGE=34.9 %
127.9/4= 32.0	



0 20 40
 SCALE: 1"=20'



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: R979-C/2-CAR/CRAWL SPACE

SUBDIVISION: MEADOWBROOK PARK FILING NO. 1

COUNTY: EL PASO

ADDRESS: 7388 NOVA VIEW

MINIMUM SETBACKS:
 FRONT: 10' SIDE: 1'/5'
 (20' GARAGE) SEP.: 6'
 REAR: 10'

DRAWN BY: KP

DATE: 12.05.24



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GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- PROPOSED HOUSE MEETS THE NOISE MITIGATION PURSUANT TO THE APPROVED PUD.
- LOT CORNER ELEVATION CHECK: NOT TAKEN